


NORTH FORTY-FIFTH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

CITY HALL - ENGINEERING
MAIL STOP 1-71
Arceli Rosas
FOR YOUR FILES


FINAL TRACING REC'D
11-10-20

State of Kansas) SS
Sedgwick County) We, Baughman Company, P.A., Surveyors in aforesaid county and state do hereby certify that we have surveyed and plotted "NORTH FORTY-FIFTH ADDITION", Wichita, Sedgwick County, Kansas and that the accompanying plat is a true and correct exhibit of the property surveyed, described as The East Half of the Southwest Quarter of the Northwest Quarter and the East Half of Government Lot 4 in the Northwest Quarter and the East Half of the West Half of Government Lot 6 in the Northwest Quarter, all in Sec. 27, Twp. 26-S, R-1-W of the 6th P.M., Sedgwick County, Kansas, EXCEPT a tract of land described as beginning at a point in the north line of said Section and 867.8 feet east of the NW corner of said Sec. 27; thence south parallel with the east line of the Northwest Quarter of the Northwest Quarter of said Sec. 27, a distance of 452.00 feet; thence east parallel with the north line of said Sec. 27, a distance of 458.0 feet to a point in the east line of the Northwest Quarter of the Northwest Quarter of said Sec. 27; thence north along the east line of the Northwest Quarter of the Northwest Quarter of said Sec. 27, to the Northeast corner of said Northwest Quarter of the Northwest Quarter of said Sec. 27; thence west to the point of beginning, and EXCEPT a tract of land in the East Half of the Southwest Quarter of the Northwest Quarter of said Sec. 27, described as follows: Beginning at the Southeast corner of said Southwest Quarter of the Northwest Quarter; thence north along the east line of said East Half of the Southwest Quarter of the Northwest Quarter, 237.7 feet, said east line having a bearing of N00°24'W; thence S89°46'W, 192.4 feet; thence N85°28'W, 301.0 feet; thence N78°55'W to a point on the west line 293.1 feet north of the Southwest corner of said East Half of the Southwest Quarter of the Northwest Quarter; thence S00°27'E, 293.1 feet to the south line of said Northwest Quarter; thence N89°58'E along said south line to the place of beginning.


Existing public easements, building setback lines, dedications, and access controls, if any, being vacated by virtue of K.S.A. 12-512b, as amended.
Baughman Company, P.A.


_____, Surveyor
Michael G. Conrey

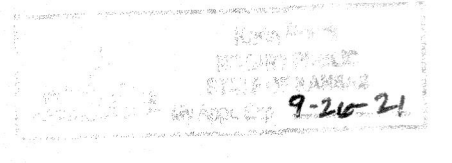
We the undersigned holders of a mortgage on the above described property, do hereby consent to this plat of "NORTH FORTY-FIFTH ADDITION", Wichita, Sedgwick County, Kansas.

Legacy Bank

_____, SVP
REX REYNOLDS

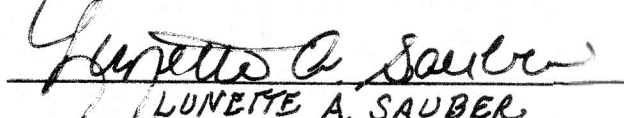
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 5th day of November, 2020, by Rex Reynolds, SVP of Legacy Bank, on behalf of the bank.


_____, Notary Public
KARLA ROUAK

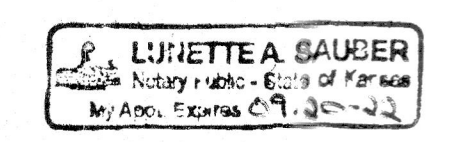
My App't. Exp. 9-26-2024



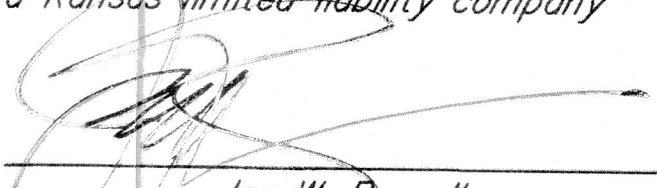
State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 7th day of November, 2020, by Jeff Mullen, President of Ritchie Associates, Inc., Manager of R&R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.

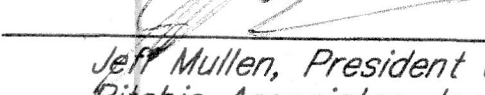

_____, Notary Public
LURETTE A. SAUBER

My App't. Exp. 09-20-2022

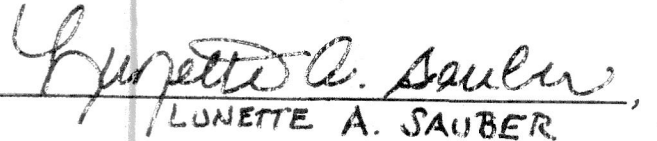


Know all men by these presents that we, the undersigned, have caused the land in the surveyors certificate to be platted into Lots, Blocks, Streets, and Reserves, to be known as "NORTH FORTY-FIFTH ADDITION", Wichita, Sedgwick County, Kansas. The utility easements are hereby granted to the public as indicated for the construction and maintenance of all public utilities. The drainage easements are hereby granted to the public as indicated for drainage purposes. The drainage and utility easements are hereby granted to the public as indicated for drainage purposes and for the construction and maintenance of all public utilities. The street, drainage, and utility easements are hereby granted to the public as indicated for street purposes, for drainage purposes, and for the construction and maintenance of all public utilities. The pedestrian access, drainage and utility easement is hereby granted to the public as indicated for pedestrian access purposes to or from Reserve "B", for drainage purposes, and for the construction and maintenance of all public utilities and no fences or any other obstructions shall be constructed or placed within this easement. No private drainage systems shall be located within public drainage easements unless a Residential Drainage Relief Permit is obtained from the City of Wichita Public Works & Utilities Department. The contingent dedication for public uses, such as streets, sidewalks, drainage, or utilities, shall become effective if the adjacent subdivision is zoned SF-5 Single-Family Residential or TF-3 Two-Family Residential and the City Engineer of the City of Wichita determines a need for such dedication. The costs of constructing said improvements are to be borne by the person(s) or agency that owns said adjacent subdivision. The streets are hereby dedicated to and for the use of the public. Reserve "A" is hereby reserved for open space, landscaping, drainage purposes, floodplain, berms, entry monuments, signs, playgrounds and related uses, sidewalks, lakes, pipelines as confined to easement, and utilities as confined to easement. Reserve "B" is hereby reserved for open space, landscaping, drainage purposes, lakes, public sidewalks, walking paths, emergency access purposes as confined to easement, and utilities as confined to easements. Reserve "C" is hereby reserved for open space, landscaping, drainage purposes, lakes, public sidewalks, walking paths, swimming pools and related facilities, parking, recreational uses, streets as confined to easement, and utilities as confined to easements. Reserve "D" is hereby reserved for open space, landscaping, drainage purposes, floodplain, berms, sidewalks, walking paths, and utilities as confined to easements. Reserve "E" is hereby reserved for open space, landscaping, drainage purposes, floodplain, berms, sidewalks, entry monuments, signs, pipelines as confined to easement, and utilities as confined to easements. Reserve "F" is hereby reserved for open space, landscaping, drainage purposes, berms, sidewalks, streets as confined to easement, and utilities as confined to easements. Reserves "G", "K", and "L" are hereby reserved for open space, landscaping, drainage purposes, sidewalks, private drives, emergency access purposes as confined to easement, streets as confined to easement, and utilities as confined to easements. Reserve "H" is hereby reserved for open space, landscaping, drainage purposes, private drives, emergency access purposes as confined to easement, a contingent dedication for public uses, and utilities as confined to easements. Reserve "I" is hereby reserved for open space, landscaping, drainage purposes, playgrounds and related uses, public sidewalks, streets as confined to easements, and utilities as confined to easements. Reserve "J" is hereby reserved for open space, landscaping, drainage purposes, sidewalks, private drives, emergency access purposes as confined to easement, and utilities as confined to easements. Reserve "M" is hereby reserved for open space, landscaping, drainage purposes, public sidewalks, billboards and related appurtenances, access purposes as confined to easement, and utilities. Reserves "A", "B", "C", "D", "E", "F", "G", "H", "I", "J", "K", and "L" shall be owned and maintained by the homeowners association for the addition. Reserve "M" shall be owned and maintained by R&R Realty, LLC, their heirs, successors, and assigns. Access controls shall be as depicted on the face of the plat and are hereby granted to the City of Wichita, Kansas. The Minimum Building Pad Elevations for the lowest opening to the structures shall be as indicated on the face of the plat. FEMA floodplain and regulatory floodway boundaries are subject to periodic change and such change may affect the intended land use within the subdivision.

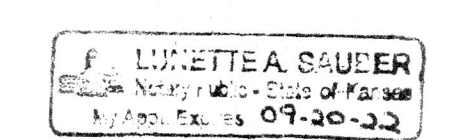
R&R Realty, LLC,
a Kansas limited liability company

_____, Manager
Jay W. Russell


_____, Manager
Jeff Mullen, President of
Ritchie Associates, Inc.

State of Kansas) SS
Sedgwick County) The foregoing instrument acknowledged before me, this 3rd day of November, 2020, by Jay W. Russell, Manager of R&R Realty, LLC, a Kansas limited liability company, on behalf of the limited liability company.


_____, Notary Public
LURETTE A. SAUBER

My App't. Exp. 09-20-2022



This plat of "NORTH FORTY-FIFTH ADDITION", Wichita, Sedgwick County, Kansas has been submitted to and approved by the Wichita-Sedgwick County Metropolitan Area Planning Commission, Wichita, Kansas.
Dated this _____ day of _____, 2020.
Wichita-Sedgwick County Metropolitan Area Planning Commission

_____, Chair
Michael C. Greene

_____, Secretary
Scott A. Wadle

This plat approved and all dedications shown hereon accepted by the City Council of the City of Wichita, Kansas, this _____ day of _____, 2020.

_____, Mayor,
Brandon J. Whipple
City of Wichita

_____, City Clerk
Karen Sublett

Reviewed in accordance with K.S.A. 58-2005 on this _____ day of _____, 2020.

_____,
Tricia L. Robello, P.S. #1246
Deputy County Surveyor
Sedgwick County, Kansas

Entered on transfer record this _____ day of _____, 2020.

_____, County Clerk
Kelly B. Arnold

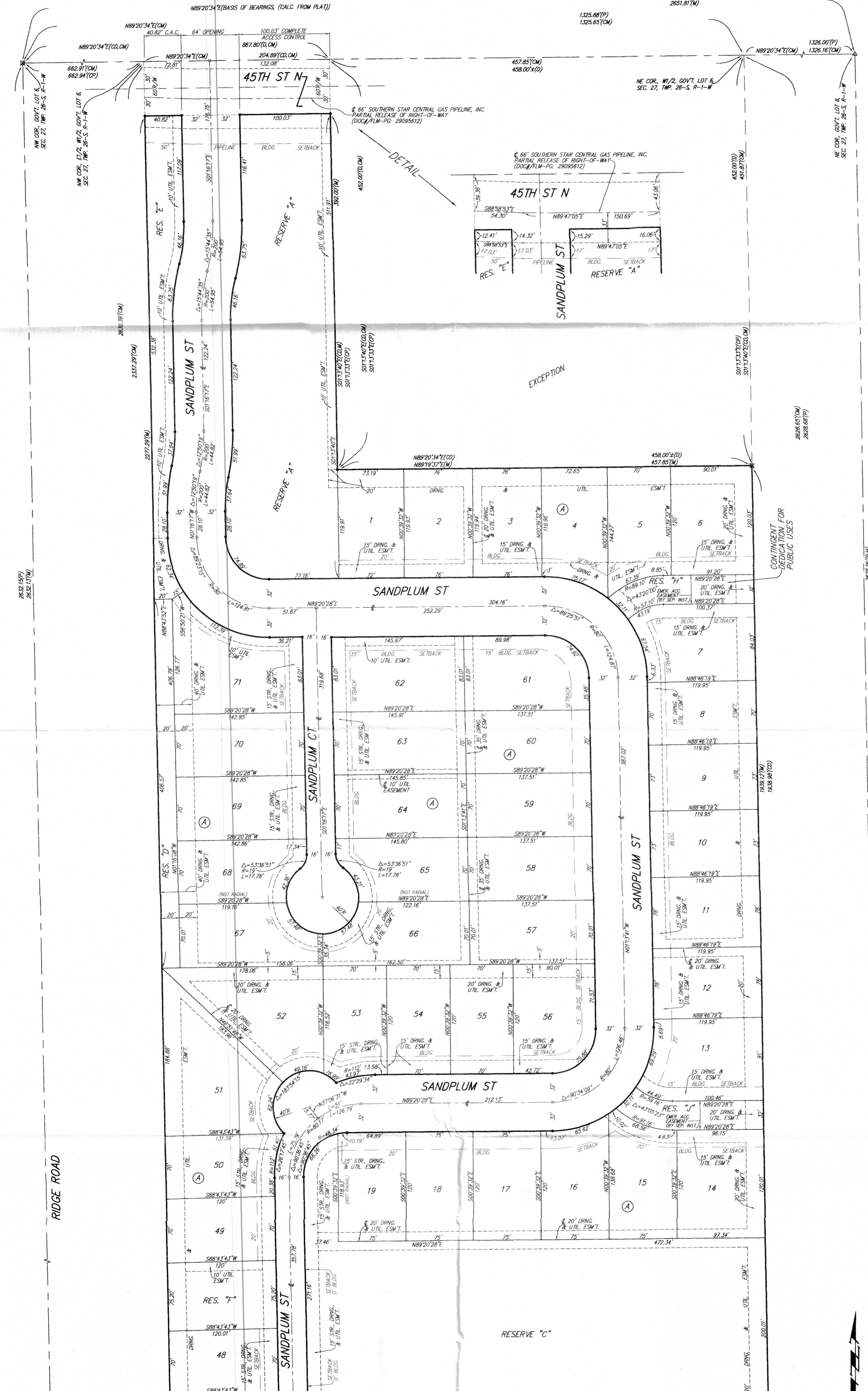
State of Kansas) SS
Sedgwick County) This is to certify that this plat has been filed for record in the office of the Register of Deeds, this _____ day of _____, 2020 at _____ o'clock _____ M.; and is duly recorded.

_____, Register of Deeds
Tonya Buckingham

_____, Deputy
Kenly Zehring

NORTH FORTY-FIFTH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS

2651.88'(P)
2651.81'(M)



NOTE:
ALL LOTS WITHIN NORTH-FORTY-FIFTH ADDITION SHALL HAVE A 5 FOOT INTERIOR SIDEYARD SETBACK.

DRAINAGE PLAN NOTE:
A master drainage plan has been developed for this plot. All drainage easements, rights-of-way and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainageways and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

SIDEWALK NOTE:
THERE IS AN ALTERNATE SIDEWALK PLAN SUBMITTED WITH THE PLAT AND IS ON FILE AT THE WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT.

GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater at some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

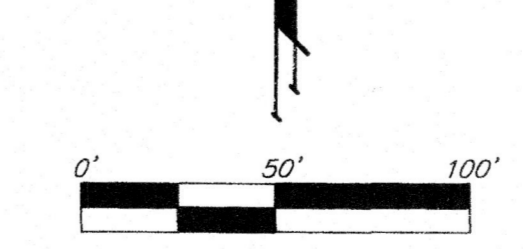
- = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 - = #4 REBAR IN HOLE IN CONC. (FOUND/UNKNOWN)
 - = #5 REBAR W/ "ARMSTRONG" CAP (FOUND)
 - = STONE (FOUND/ORIGIN UNKNOWN)
 - = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 - = 1" IRON PIPE (FOUND/ORIGIN UNKNOWN)
 - = CHISELED CROSS (FOUND/ORIGIN UNKNOWN)
- (M) = MEASURED
(D) = DESCRIBED
(P) = PLATTED
(C) = CALCULATED FROM MEASURED INFO.
(O) = CALCULATED FROM DESCRIBED INFO.
(Q) = CALCULATED FROM PLATTED INFO.

BENCHMARKS:
R.R. SPIRE IN S. FACE OF POWER POLE, N. SIDE OF 45TH ST N., 19.7' W. & 87.2' N. OF NW COR., RESERVE "A", NORTH FORTY-FIFTH ADDITION. ELEV. = 1336.53 NAVD88

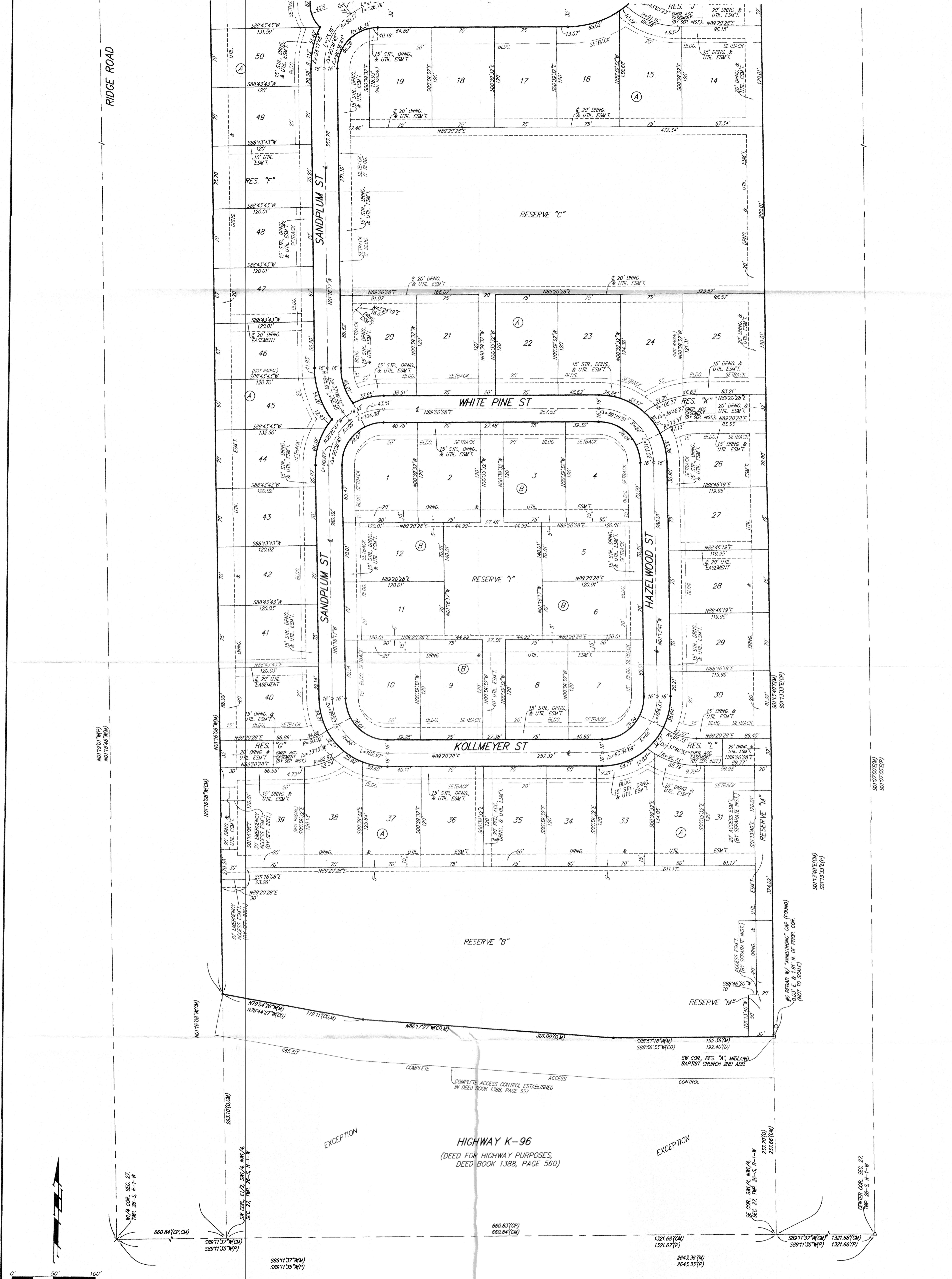
CROSS CUT, 1" N. & 1" E. OF SW COR. OF CONCRETE PARKING LOT OF MIDLAND BAPTIST CHURCH, 143.1' E. OF SE COR., LOT 31, BLOCK A, NORTH FORTY-FIFTH ADDITION. ELEV. = 1337.69 NAVD88

CROSSFOOT CUT, TOP OF CURB, CENTERLINE OF RADIUS ±, SE COR. OF RIDGE RD. & 45TH ST N., 36.9' E. & 31.1' S. OF NW COR., GOVT LOT 6, SEC. 27, TWP. 26-S, R-1-W. ELEV. = 1337.00 NAVD88

MINIMUM BUILDING PAD ELEVATIONS FOR LOWEST OPENING TO THE STRUCTURES		
LOT	BLOCK	ELEVATION NAVD88
1, 50-52, 62	A	1341.0
63, 67-71	A	1341.0
14-25, 31-39	A	1340.0



NORTH FORTY-FIFTH ADDITION WICHITA, SEDGWICK COUNTY, KANSAS



NOTE:
ALL LOTS WITHIN NORTH-FORTY-FIFTH ADDITION SHALL HAVE A 4.5 FOOT INTERIOR SIDEYARD SETBACK.

SEWERAGE PLAN NOTE:
A master drainage plan has been developed for this plat. All drainage easements, rights-of-way, and reserves shall remain at established grades (unless modified with the approval of the City Engineer) and shall be unobstructed to allow for the conveyance of stormwater in accordance with the Stormwater Manual. The maintenance of all drainage and drainage facilities in backyard drainage easements and reserves shall be the responsibility of the property owner, and shall be enforced by the Homeowners' Association and be provided for in the Homeowners' Association covenants.

GROUNDWATER NOTE:
The property is within a zone identified by the City Engineer's office as likely to have groundwater of some or all times within ten feet of the ground surface elevation. Building with specially engineered foundations or with the lowest floor opening above groundwater is recommended and owners seeking building permits on this property will be similarly advised. More detailed information on recorded groundwater elevations in the vicinity of this property is available in the City Engineer's office.

• = #4 REBAR W/ "BAUGHMAN" CAP (SET)
 Ⓢ = #4 REBAR W/ HOLE IN CONC. (FOUND/ORIGIN UNKNOWN)
 Ⓜ = #4 REBAR W/ "MONSTRONG" CAP (FOUND)
 Ⓛ = STONE (FOUND/ORIGIN UNKNOWN)
 Ⓛ = #4 REBAR W/ "BAUGHMAN" CAP (FOUND)
 Ⓛ = 1" IRON PIPE (FOUND/ORIGIN UNKNOWN)
 X = CHISELED CROSS (FOUND/ORIGIN UNKNOWN)

(M) = MEASURED
 (D) = DESCRIBED
 (P) = PLATTED
 (CM) = CALCULATED FROM MEASURED INFO.
 (CO) = CALCULATED FROM DESCRIBED INFO.
 (CP) = CALCULATED FROM PLATTED INFO.

BENCHMARKS:
 R.R. SPIKE IN S. FACE OF POWER POLE, N. SIDE OF 45TH ST. N., 19.7' W. & 87.2' N. OF NW COR. RESERVE "A", NORTH FORTY-FIFTH ADDITION.
 ELEV. = 1336.53 NAVD88

CROSS CUT, 1" N. & 1' E. OF SW COR. OF CONCRETE PARKING LOT OF MIDLAND BAPTIST CHURCH, 143.1' E. OF SE COR. LOT 31, BLOCK A, NORTH FORTY-FIFTH ADDITION.
 ELEV. = 1337.69 NAVD88

CROSSFOOT CUT, TOP OF CURB, CENTERLINE OF RADIUS 4', SE COR. OF RIDGE RD. & 45TH ST. N., 36.9' E. & 31.1' S. OF NW COR. GOVT LOT 6, SEC. 27, TWP. 28-S, R. 1-W.
 ELEV. = 1337.09 NAVD88

LOT	BLOCK	ELEVATION
1, 50-52, 62	A	1341.0
63, 67-71	A	1341.0
14-25, 31-39	A	1340.0